



STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

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ARBORIST REPORT

PROPOSED RESIDENTIAL DEVELOPMENT CITY OF MISSISSAUGA

SITE LOCATION:
2207 DIXIE ROAD
MISSISSAUGA, ONTARIO

PREPARED FOR:
FOUNTAINHILL CONSTRUCTION
ATTENTION: MR. JULIEN DICIANO

PREPARED BY:
STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET
SUITE 320
MISSISSAUGA, ONTARIO
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ISA CERTIFIED ARBORIST
MATTHEW GEHRES – ON1114A
OUR PROJECT NO:
19-5381

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Enclosed: Full Size V100 – *Tree Inventory & Preservation Plan*

Introduction

Strybos Barron King Ltd. was retained by Fountainhill Construction to prepare an Arborist Report for the subject property in accordance with City of Mississauga tree bylaw requirements. The owner is proposing to demolish an existing two storey, single family dwelling and construct a 4-storey, 4-unit Town home development within the site. This report is to be read in conjunction with a completed *V100 – Tree Inventory, Preservation Plan* also prepared by Strybos Barron King Ltd.

Site Context (See Appendix A – Key Map)

The subject site (2207 Dixie Road) is located on the northeast corner of Dixie Road and Venta Avenue. The property abuts an existing, single family lot to the north and a newly built single-family house to the east. The property is sparsely treed and is limited to four, existing boulevard trees (two Norway Maples along Dixie Road & two Norway Maples along Venta Ave.) as well as two, naturalized individual trees including a Norway Spruce and a White Mulberry, located at the northwest and northeast corners of the existing house.

Plans Utilized

A Topographic Survey prepared by Young & Young Surveying along with a Site Plan provided by Fountain Hill Construction & Consulting Ltd., showing existing site conditions and proposed construction constraints were used as reference to determine the location of existing trees in relation to the proposed development works.

Methodology

The trees discussed in this report were inventoried during a field study at the subject site by ISA Certified Arborist Matthew Gehres. For the purposes of determining a Diameter Breast Height (D.B.H.) for each of the trees, trunk diameters were measured by the arborist using a caliper tape at 1.4 metres from existing grade and recorded in centimetres. The trees were assessed using a health and condition rating of poor, fair or good, depending on overall vigour, presence of disease and structural integrity as recommended in the Guide for Plant Appraisal, 9th Edition, published by the International Society of Arboriculture.

Tree Inventory (See Appendix C – Tree Inventory Plan for *context* and refer to enclosed V100 – Tree Inventory, Preservation & Removals Plan for *details* pertaining to individual trees)

Trees were identified both within and immediately adjacent to the subject property. The trees are described in terms of species and a diameter at breast height (DBH – measured at 1.4m from grade). They have been assessed in terms of their general health from poor to good; **GOOD** – trees in good overall health and condition with desirable structure, **FAIR** – trees in moderate health and condition with less desirable structure, and **POOR** – trees displaying prominent health issues such as decay and disease and/or poor form and structure.

Table 1 - Tree Inventory Descriptions

Key#	This number refers to the inventory number for the tree/grouping.
Species	The common names are provided for each tree.
DBH	This refers to Diameter (in centimetres) at Breast Height and is measured at 1.4m above the ground for each tree.
Crown	Estimated diameter of tree canopy (in metres), measured from dripline to dripline (varies in most cases considering the nature of tree groupings)
Health	An assessment of the general health and vigour of the tree, derived partly through a comparison of deadwood and live growth relative to a 100% healthy tree. The size and colour of foliage are also considered in this category. During the leaf-off season, the amount and distribution of buds is an important determinant of canopy vitality. This indicator is also measured on an ascending scale of poor-fair good.
Structure	A term describing key distinguishing structural character or defect.

EXISTING TREE INVENTORY									
KEY	SPECIES	CALIPER	CROWN	HEALTH	STRUCTURE	COMMENTS	PRESERVATION	MIN. TPZ	KEY
		IN (cm)	IN (m)	G/F/P			DIRECTION		
1	NORWAY SPRUCE	32	5.0	POOR-FAIR	GOOD FORM	ELEVATED CROWN, DEADWOOD AND DECLINE IN LEADER AND LOWER CROWN	REMOVE	2.4	1
2	DEBORAH NORWAY MAPLE	63	12.0	GOOD	GOOD FORM	OLD PRUNING WOUNDS ON STEM, UNBALANCED CROWN DUE TO OVERHEAD WIRES	REMOVE	4.2	2
3	CRIMSON KING NORWAY MAPLE	49	8.0	POOR	IRREGULAR FORM	DECLINING CROWN, EPICORMIC GROWTH THROUGHOUT	REMOVE	3	3
4	NORWAY MAPLE	46	12.0	GOOD	GOOD FORM	MINOR INTERNAL EPICORMIC GROWTH, SOME INTERNAL TWIG TIP DIEBACK	PRESERVE	3	4
5	NORWAY MAPLE	48	15.0	POOR-FAIR	BROAD FORM	GIRDLED ROOTS, WEST SIDE OF CROWN IN DECLINE, EPICORMIC GROWTH THROUGHOUT CROWN	REMOVE	3	5
6	WHITE MULBERRY	34	9.0	GOOD	DOUBLE STEM	ONE SIDED FORM, CROWDED BY ADJACENT TREE, INCLUDED BARK	REMOVE	2.4	6
7	NORWAY SPRUCE	40	8.0	GOOD	GOOD FORM	CROWN ELEVATED	PRESERVE	2.4	7

Observations

The trees identified within and immediately adjacent to the property can be described as planted, landscape accent and buffer trees along the east limit of the property as well as naturalized groupings within the site's southern open area and along Hadwen Road. The species are composed mainly of Colorado Blue Spruce, Norway Maple, Russian Olive and White Oak. These trees range from immature to mature. The health of these trees ranges from mainly fair to good with a small number of them in poor condition.

Tree Preservation

In determining the tree preservation recommendations for the site, the criteria noted below were considered:

- Overall tree health, form, size, species and predicated longevity.
- Anticipated impact from construction of buildings and proposed landscape features, road works, site servicing and grading.

Each tree was assigned a minimum Tree Preservation Zone (TPZ) as per standard requirements used by municipal by-laws (*Refer to Table 2-Tree Protection Zones*).

Table 2 - Tree Protection Zones

Trunk Diameter (DBH)	Minimum Protection Zone
<10 cm	1.2m
10-29 cm	1.8 m
30-40 cm	2.4 m
41-50 cm	3.0 m
51-60 cm	3.6 m
61-70 cm	4.2 m
71-80 cm	4.8 m
81-90 cm	5.4 m
91-100 cm	6.0 m
< 100 cm	6cm per 1cm DBH

Private Tree By-Law

Table 3 – Tree Categories

CITY OF MISSISSAUGA TREE CATEGORIES	
1	Trees with diameters of 15cm or more, situated on private property, on the subject site.
2	Trees with diameters of 15cm or more, situated on private property, within 6m of the subject site.
3	Trees of all diameters situated within the City road allowance adjacent to the subject site.
4 (<i>exempt</i>)	Trees that are less than 15cm diameter and located on private property.

The City of Mississauga Private Tree Bylaw protects trees found on private property that are greater than 15cm DBH (Diameter at Breast Height) as well as trees of all diameters situated within the City road allowance.

The By-law states that:

- A permit is required to remove **three (3) or more healthy trees** with a diameter greater than 15cm (6 in) within one calendar year.
- A permit is required to remove **three (3) or more dead, dying or hazardous trees** with a diameter greater than 15cm (6 in) within one calendar year.
- A permit is not required to remove **up to two (2) trees** with a diameter greater than 15cm (6 in) within one calendar year.
- A permit is not required to remove trees with a diameter of 15cm (6 in) or less.
- A permit is required to remove **any city owned tree**.

Tree Removals

The following is a summary of proposed tree removals for this site that will require a permit for removal in accordance with City of Mississauga Private Tree Bylaw.

Table 4 – Tree Removals subject to Private Tree Bylaw (Refer to Existing Tree Inventory List for details pertaining to specific trees)

TREE REMOVAL SUMMARY					
KEY	SPECIES	CALIPER	HEALTH	PRESERVATION	TREE CATEGORY
		IN (cm)	G/F/P	DIRECTION	
1	NORWAY SPRUCE	32	POOR-FAIR	REMOVE	1
2	DEBORAH NORWAY MAPLE	63	GOOD	REMOVE	2
3	CRIMSON KING NORWAY MAPLE	49	POOR	REMOVE	3
5	NORWAY MAPLE	48	POOR-FAIR	REMOVE	5
6	WHITE MULBERRY	34	GOOD	REMOVE	6

Total of 5 trees

Tree Protection (Refer to Appendix D – *Tree Protection Hoarding Detail*).

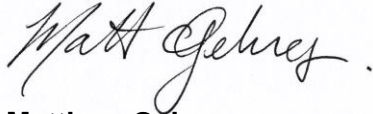
All trees eligible for preservation shall be protected in accordance with City of Mississauga tree protection standards. Tree protection is to be installed along the limit of the minimum TPZ or as outlined on the V100 - Tree Inventory, Preservation & Removals Plan. Hoarding is to remain in place throughout the duration of construction and should be periodically reviewed by the Consulting Arborist to ensure that it remains in good working condition.

Conclusion

Strybos Barron King Ltd. was retained by Fountainhill Construction to prepare an Arborist Report for the subject property in accordance with City of Mississauga tree bylaw requirements. The owner is proposing to demolish the existing home and construct a 4-storey, 4-unit townhouse development on the site. Due to the proposed construction, grading and servicing constraints, five (5) trees subject to the private tree bylaw will require removal. A permit will be required prior to removal works, in compliance with City of Mississauga Private Tree Bylaw. All adjacent property trees are to be preserved and protected in accordance with City of Mississauga tree protection standards.

Prepared By:

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Appendix A – KEY MAP



Appendix B – SITE PHOTOGRAPHS

(for context only – refer to full size V100 Tree Inventory, Preservation and Removals Plan for details)



Tree #s 1-3 view looking southeast (to be removed)



Tree #s 2 & 3 view looking northeast (to be removed)



Tree# 4 view looking northwest (to be preserved)



Tree # 4 view looking east (to be preserved)

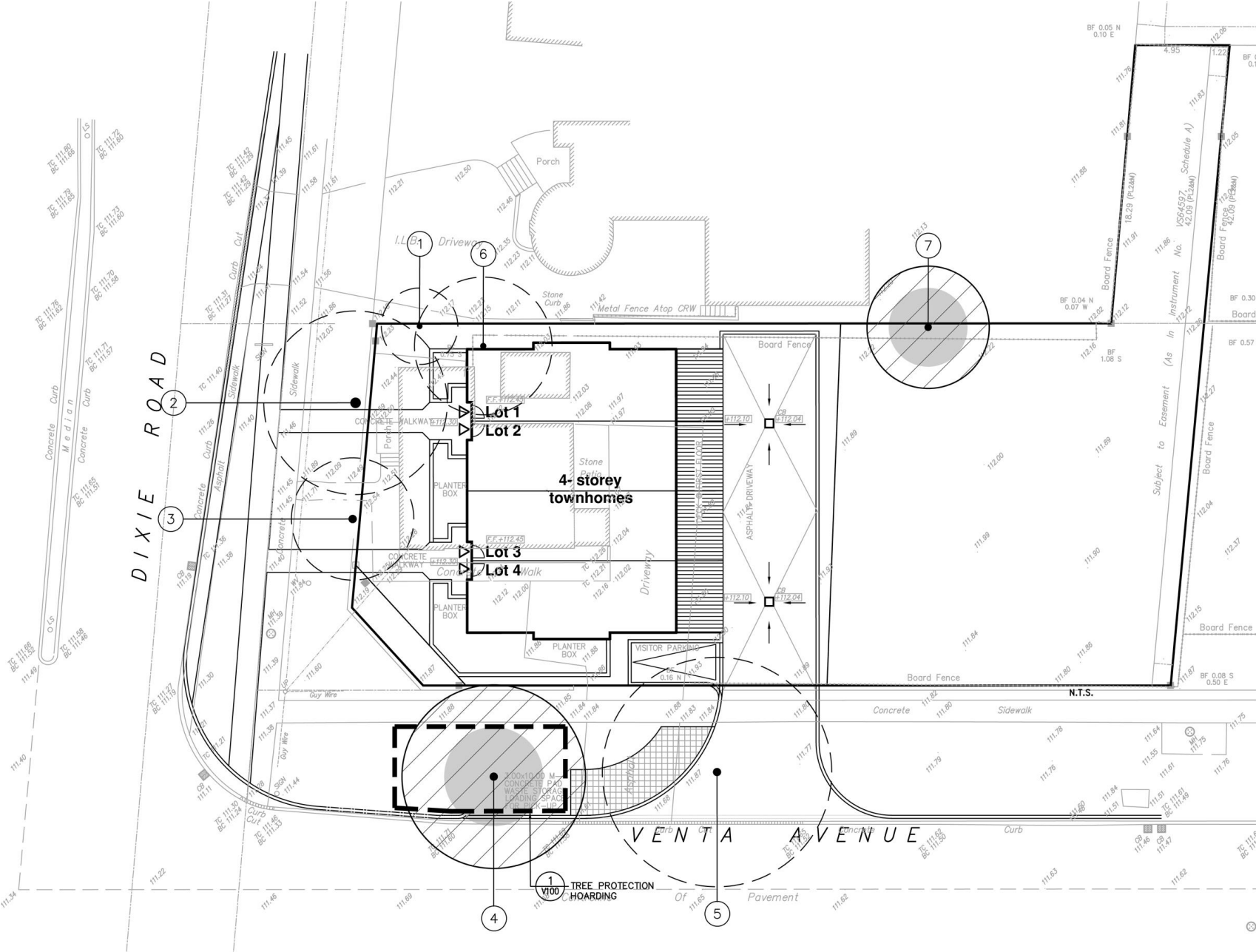


Tree# 5 view looking northeast (to be removed)



Tree#s 6 view looking north (to be removed)

Appendix C – TREE INVENTORY PLAN
(for context only – refer to full size V100 Tree Inventory, Preservation and Removals Plan for details)



Appendix D - TREE PROTECTION HOARDING DETAIL

